

MULTI-FAMILY SITE

Klein Road, Gulfport, MS 39503



9.366 ACRES

OFFERED AT
\$1,500,000



ABOUT THE PROPERTY

This 9.4 acre site is conveniently located off Dedeaux Rd., less than a mile east of U.S. Hwy 49. Previously proposed for a 200 unit apartment complex. High and dry and ready for development.

PROPERTY FEATURES

- 9.366 Acres
- Zoned B-1
- Flood Zone "X"
- No Wetlands
- Great Location
- Great Access
- Great Visibility
- All Utilities Available



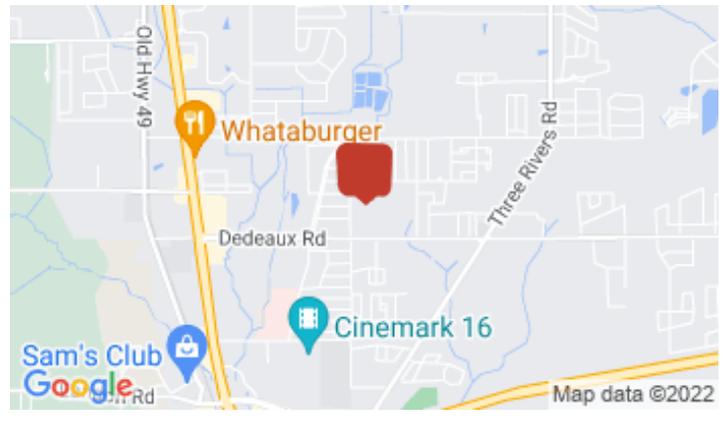
Multi-Family Site Ready for Development

Klein Rd, Gulfport, MS 39503



Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN

Listing ID:	29998038
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Multi-Family, Office
Gross Land Area:	9.30 Acres
Sale Price:	\$1,500,000
Unit Price:	\$161,290 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Gulfport-Biloxi
County:	Harrison
Tax ID/APN:	08081-03-022.001
Zoning:	B-1 NEIGHBORHOOD BUSINESS
Property Visibility:	Good



Overview/Comments

9.366 Acres located along the east side of Klein Road, north of Dedeaux Road. No wetlands! No Flood Insurance Required! Preliminary Plans for a 200 Apartment Complex Available.

Perfect location for an apartment complex! Conveniently located near shopping, restaurants, public transportation, places of worship, employment, entertainment and education. Perfect location near everything, but not directly along the main traffic congestion. OWNER WILL CONSIDER JOINT VENTURE!

FlyOver Video: <https://youtu.be/rgYhddd8HBg>

More Information Online

<https://mscrex.catylist.com/listing/29998038>

QR Code

Scan this image with your mobile device:

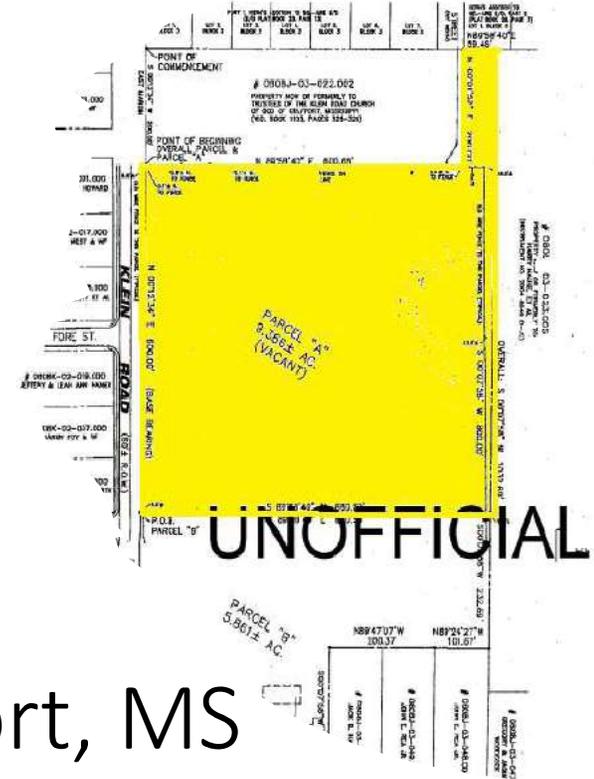
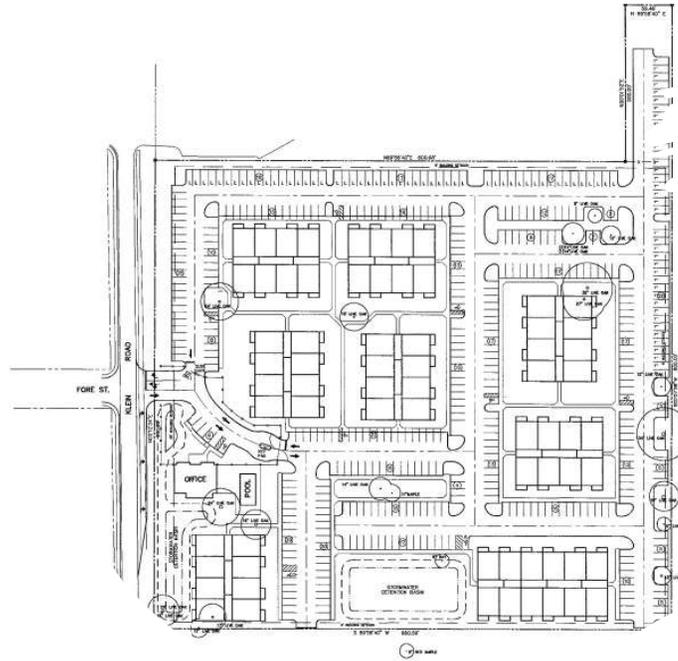


Property Contacts



Sherry Owen

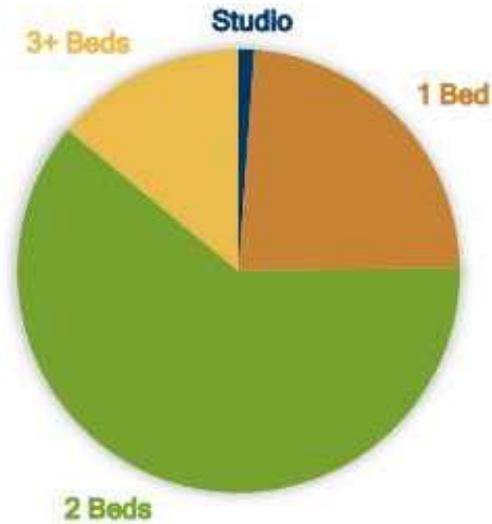
Owen & Co. LLC
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228-822-9870 [O]
owensherry@aol.com



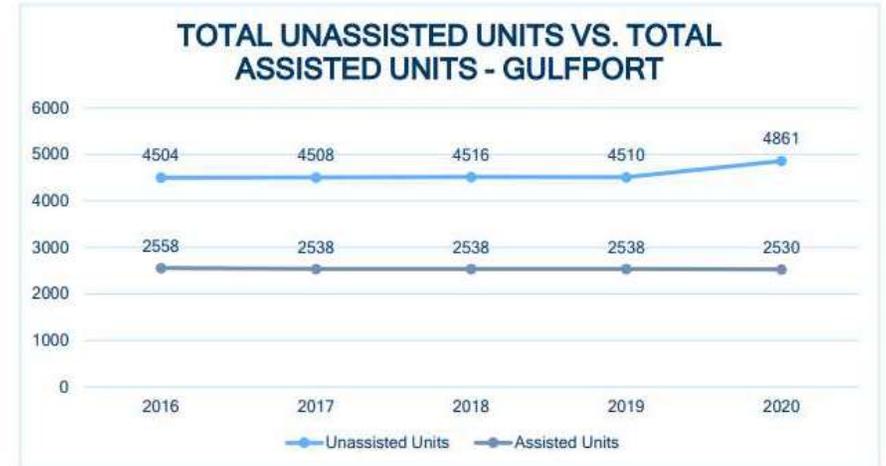
Klein Road, Gulfport, MS

- Pre-liminary Site Plan
- 200 Apartment Units
- 9.366 Acres

TYPES OF UNASSISTED UNITS 2020 GULFPORT



Gulfport



Apartments in Gulfport, MS

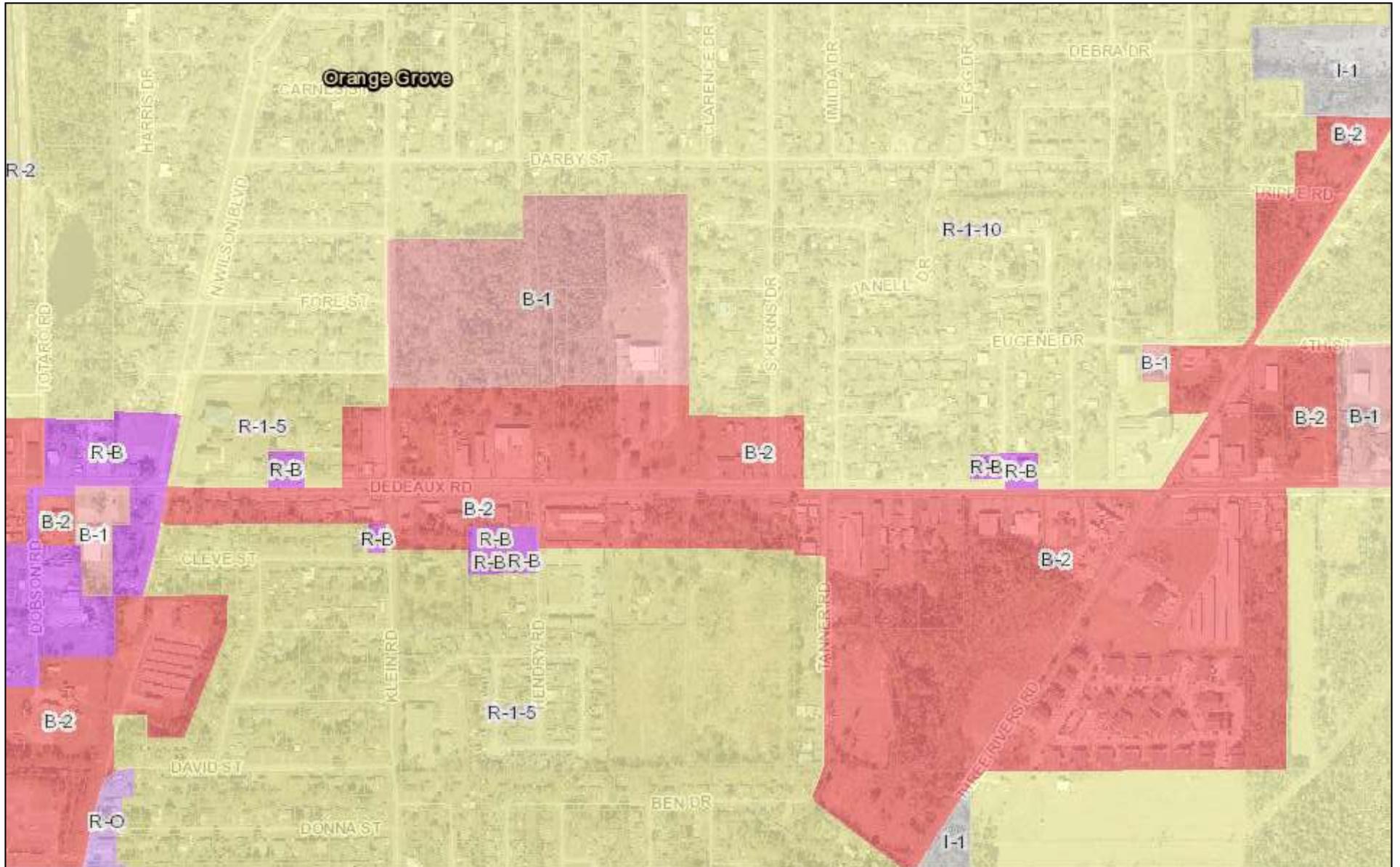
Data Provided by the 2020 Apartment Survey

Gulfport

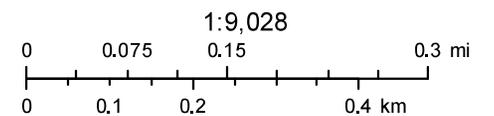
Average Cost of Unassisted Apartments - By City & Unincorporated County				
	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Bay St. Louis	-	\$696	\$807	\$925
Waveland	-	\$706	\$685	\$869
Unincorporated Hancock County	-	\$695	\$640	\$700
Biloxi	-	\$657	\$794	\$990
D'Iberville	-	\$817	\$871	\$1090
Gulfport	\$600	\$661	\$758	\$914
Long Beach	\$450	\$783	\$839	\$1120
Pass Christian	-	\$695	\$773	-
Unincorporated Harrison County	-	\$475	\$618	\$835
Gautier	-	\$653	\$752	\$999
Moss Point	-	\$530	\$511	-
Ocean Springs	-	\$715	\$779	\$1062
Pascagoula	\$513	\$537	\$633	\$740
Unincorporated Jackson County	-	\$797	\$910	\$1256



Zoning Map Klein Road

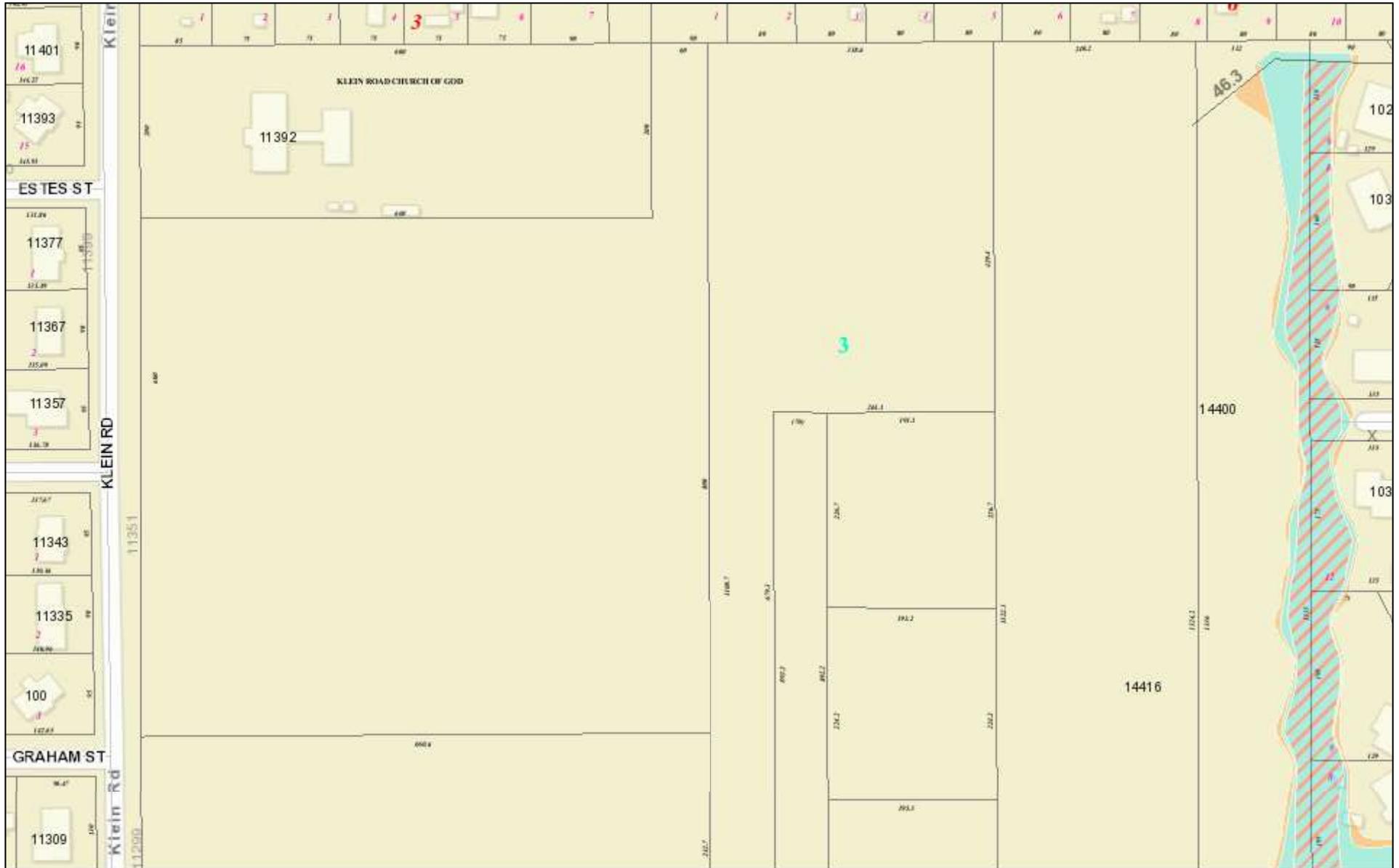


September 3, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Flood Zone Map - Klein Road



September 3, 2021

- Base Flood Elevations
 - Coastal Transects
 - Culvert
 - 0.2 PCT Annual Chance Flood Discharge Contained In Structure
 - 1 PCT Annual Chance Flood Discharge Contained In Structure
- General Structure**
- ⊗ Bridge

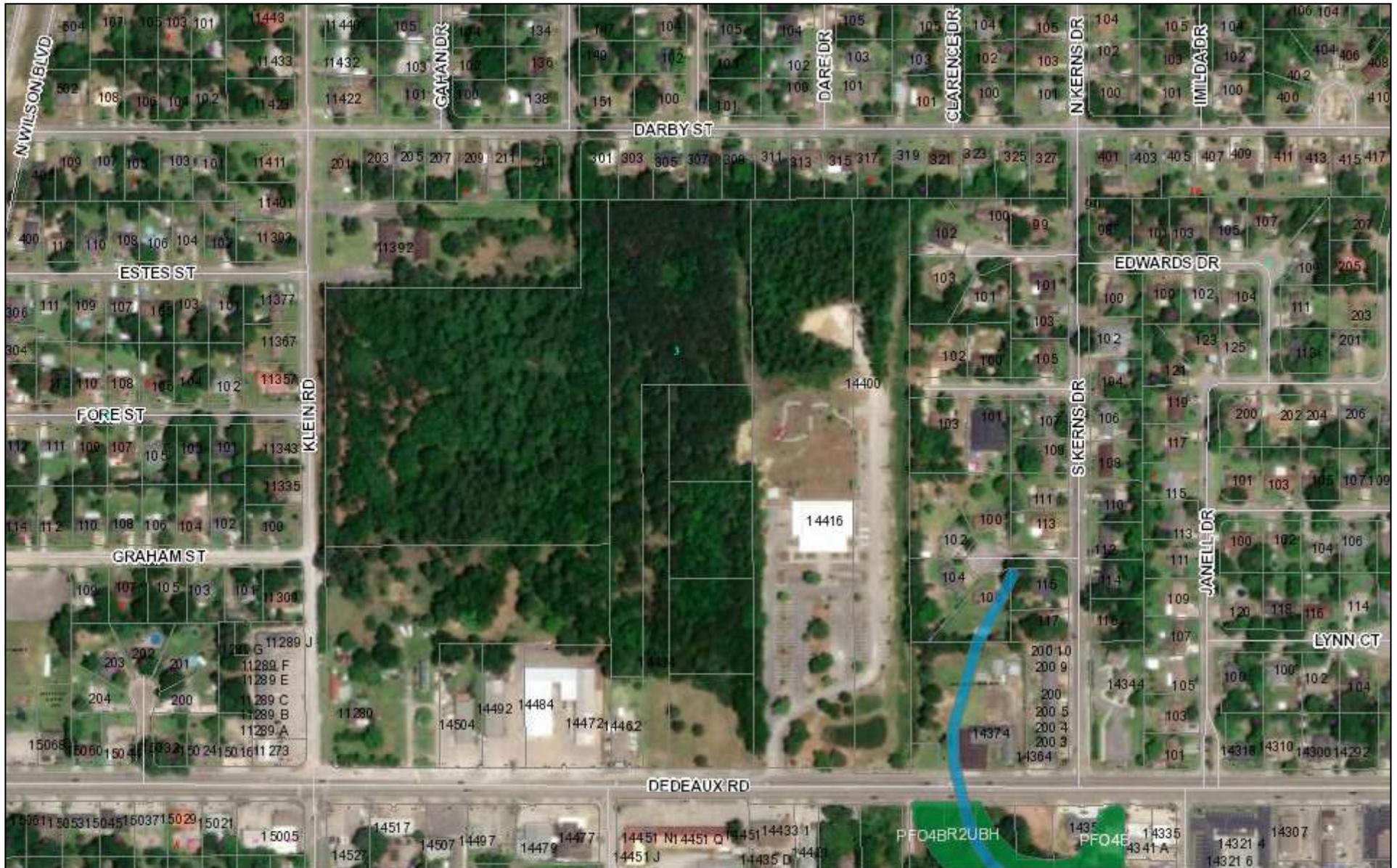
1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

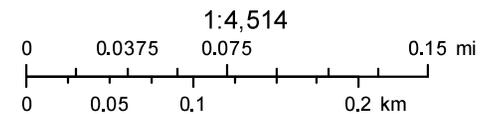
Wetlands Map - Klein Road



September 3, 2021

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Riverine |
|  | Freshwater Pond |  | Streets | | |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community